

FasBAC for Energy

Facts:

- *Utility bills are based on peak demand*
- *Heating, Cooling and Lighting typically make up more than 80% of a building's energy bill*

Question:

« Can we really afford an increase to our utility bill from operating non-essential equipment during peak demand periods? »



Advise • formulate • deliver

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FasBAC for Energy is specifically designed to seamlessly integrate the Carma Industries METER MANAGER™ system with any building management system that supports the industry-standard BACnet/IP protocol.

The Carma Industries METER MANAGER™ system is an electronic energy monitoring and data collection system. By bringing meter data into the building management system, you are able to take charge of energy usage.

The METER MANAGER™ system is a Measurement Canada-approved sub-metering system for tenant billing.

Which combination of Systems? The choice is really yours!

The *FasBAC for Energy* feature set makes it a great candidate for both new installation and retrofit projects. While other solutions enable the same type of energy management, they all rely on proprietary communications protocols between a specific meter product and a specific building management system.

Features and Benefits	
<p style="text-align: center;">Features</p> <ul style="list-style-type: none"> • Gives building management systems access to real time power and energy demand data • Gives building management systems the ability to monitor the voltage, current and phase balance of power systems • Communicates with building management systems via the industry standard BACnet/IP protocol • Conveniently packaged software • Easily integrated with new or existing BACnet based building management systems 	<p style="text-align: center;">Benefits</p> <ul style="list-style-type: none"> • Enables the building management system to automatically manage energy load and peak demand • Enables the building management system to integrate tenant energy consumption data with site wide energy management strategies • Energy, operational and maintenance savings easily available without compromising on customer comfort
<p>Theory of Operation</p> <ol style="list-style-type: none"> 1. FasBAC for Energy is designed to monitor any combination of demand, peak demand, voltage, current or phase outputs of one or more METER MANAGER™ meters. 2. The monitored values are written to designated BACnet objects in one or more BACnet devices on the BACnet network. 3. The BACnet object values can then be used in any building automation system energy management strategy. <p>For example:</p> <ul style="list-style-type: none"> • The demand value can be used in demand limiting or load rolling strategies to turn off non-essential equipment during peak demand periods • An alarm can be generated by peak demand exceeding a preset level • Kilowatt hours can be trended • Energy management strategies can be adjusted based on the time of day, schedules can be synchronized with Time of Use periods • Equipment can be monitored for phase loss 	

Platform Requirements	
Software Platform	Minimum Hardware Platform Resources
32bit Windows XP Professional (SP3) or later 32bit Windows versions	2 GHz processor
FasBAC for Energy software may be installed on:	512MB memory
<ul style="list-style-type: none"> • The Carma Meter Manager workstation computer, or 	40GB disk space
<ul style="list-style-type: none"> • If the Carma network does not include a Carma Meter Manager workstation, any computer on the network that is not already a BACnet device 	Network connectivity